

FOR SALE – CHAIN FREE 3 BEDROOM, MID-TERRACED PROPERTY *(in need of updating)*



22 VICTORIA AVENUE, BARNET, HERTS, EN4 9PD

Situated in a pedestrianised street that runs between Victoria Road & Margaret Road. The property is conveniently located within a quarter of a mile of the shopping and transport facilities along East Barnet Road – New Barnet main line station is approximately a third of a mile away.

The nearest park to the subject property is the Victoria Recreation Ground, which is approximately a third of a mile away.

All viewings are strictly by appointment only.

FEATURES AND ACCOMMODATION

3 BEDROOMS ● BATHROOM ● RECEPTION ● CONSERVATORY ● KITCHEN DINER
SMALL REAR YARD WITH A SOUTH WESTERLY ASPECT

GUIDE PRICE: £467,500 – Freehold

NOTE: These particulars are believed to be correct and do not form part of any offer or contract. Information that cannot be checked readily is as provided by the vendor. Internal measurements are to the nearest 15cm and external measurements are to the nearest metre.



MAUNDER TAYLOR

Double glazed porch with double glazed front door & side window, opening into;

Entrance Hallway

Radiator, under stair storage cupboard (with electricity meter & fuses), and multi-pane doors opening to;

Reception 13' x 11'6 (3.96m x 3.51m)

Decorative coving, gas fireplace (not tested), radiator, double glazed sliding patio door to;

Conservatory 13' x 6'6 (3.96m x 1.98m)

Double glazed doors and windows onto rear yard.

Kitchen/Dining Room 19' x 8'3 (5.79m x 2.51m)

Range of fitted wall and base units, stainless steel sink & drainer, 4-ring gas hob, oven/grill, space and plumbing for washing machine, space for fridge freezer, wall mounted *ideal* boiler, radiator, part tiled walls, double glazed window to front, double glazed door and window on to rear yard.

FIRST FLOOR

Landing with access to loft, double glazed window to front, and doors opening to;

Bedroom 1 11'6 (excluding recess) x 11 – 3.51m x 3.35m

Radiator, double glazed window to rear.

Bedroom 2 12'6 x 8'3 (3.81m x 2.51m)

Radiator, gas fireplace (not tested), double glazed window to rear.

Bedroom 3 ('L' Shaped) 9'6 x 7'9 maximum overall dimensions (2.90m x 2.36m)

Skirting heater (not tested), double glazed window to front.

Bathroom

Tile enclosed bath - part set in recess, pedestal wash basin, close-coupled WC, radiator, tiling to walls, cupboard, obscure glass double glazed window to front.

EXTERIOR

Rear Yard (approximately 22' – 6.71m)

Mostly paved with some mature shrubs to borders, garden shed and with a South-Westerly aspect.

Council Tax: Band D

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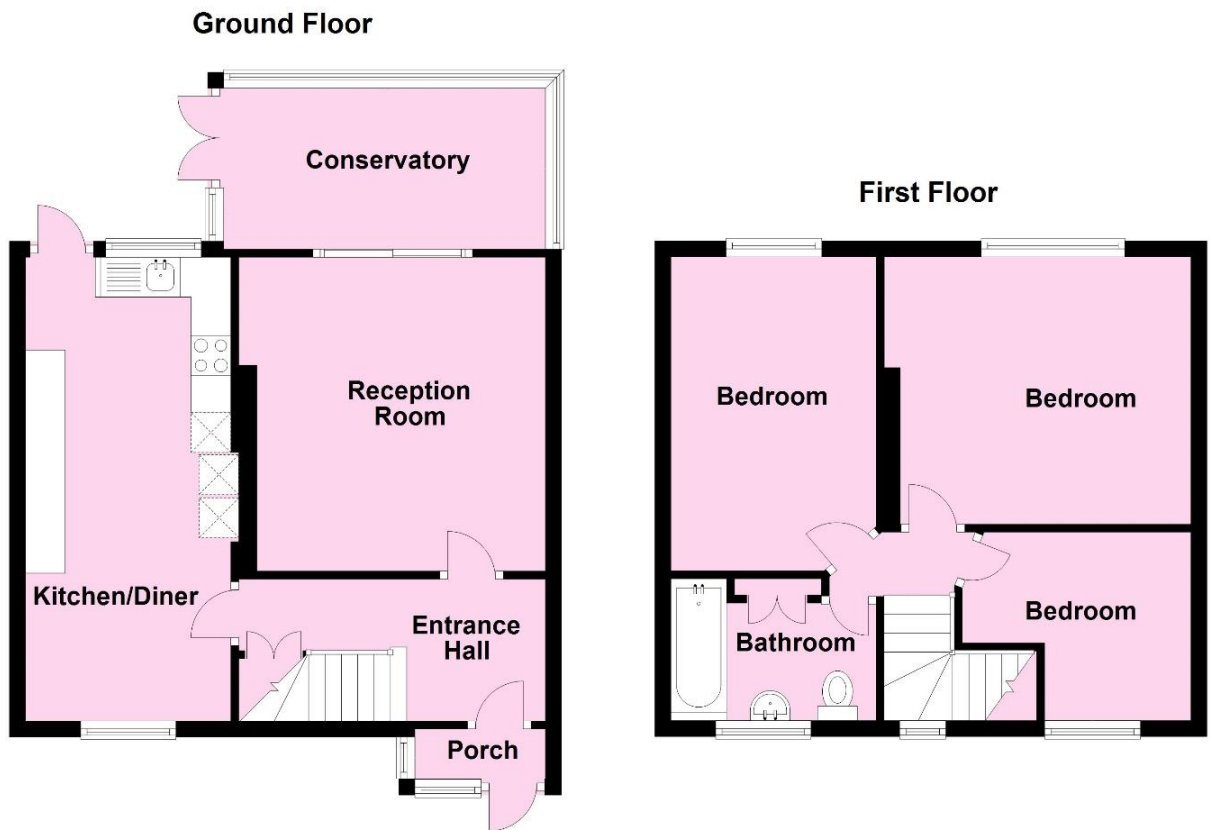
MAUNDER TAYLOR



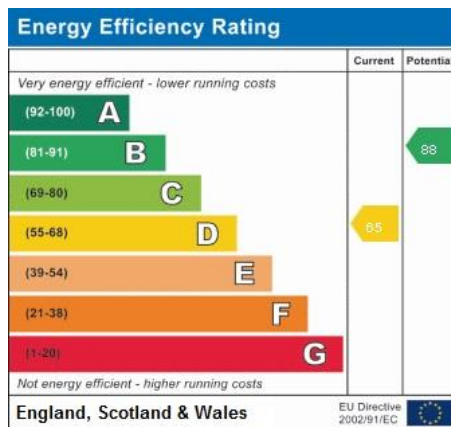
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MAUNDER TAYLOR



NOTE: Floorplan is for identification purposes only - Not to scale
Plan produced using PlanUp.



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